

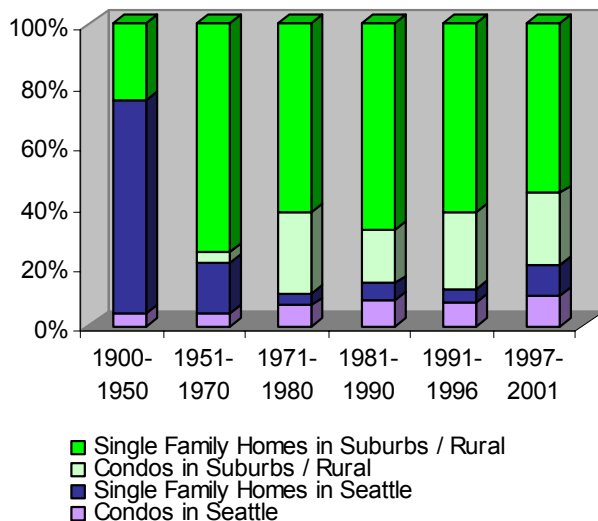
(continued from page 8)

established rural cities have a relatively young "average age" of their housing, reflecting high levels of growth in recent years.

Finally, the newest suburban development appears to have taken place in the Northeast with expansion in the Woodinville, Bothell, and Kenmore areas.

The graph below, showing the type and location of homes by the year they were built, also tells an interesting story.

Type and Location of Homes by Year Built



Among homes built before 1950, by far the largest proportion were in the central city of Seattle, and nearly all were single family homes. Condos from this period are generally in older buildings converted from rental apartments. As for homes built in the 1951 – 1970 period, single family homes in the suburbs greatly predominate.

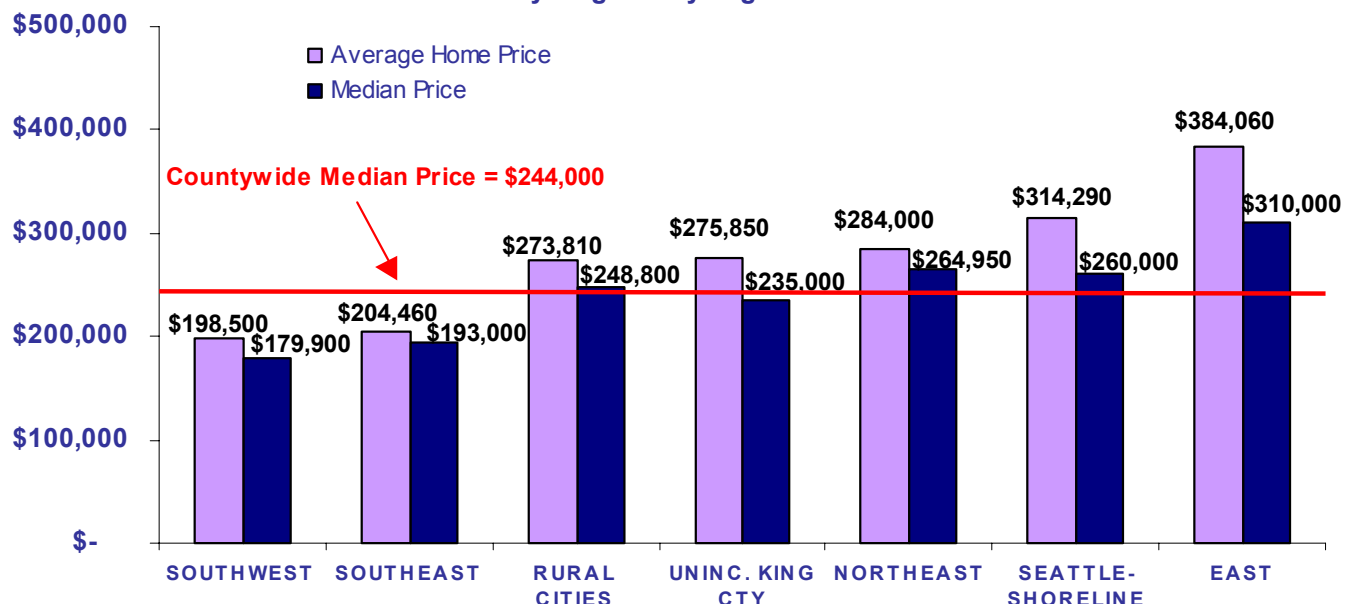
Return to the Central City?

From the 1970s through early 1990s, the pattern of growth outside the "big city" continues, although now single family homes are complemented by condo buildings and townhomes dating to that period. Only in the last five years does there appear to be another significant change, with 29% of newer condos and 15% of newer single family homes being located in Seattle. Building permit data, which includes rental buildings as well as single family homes and condos, tells a similar tale: in 2000, at least 44% of all the County's new housing permits were issued in Seattle. The proportion has been about 30% over the six years from 1996 - 2001.

Other Urban Centers Also See Growth

Over the six years since the implementation of the King County Comprehensive Plan, other urban centers have also experienced a housing "renaissance". In particular, Bellevue, Redmond, and Renton, are building housing in their urban centers, creating lively pedestrian- and transit-friendly neighborhoods with easy access to shopping and services.

**Average and Median Home* Prices
by King County Region: 2001**



*Includes all homes: both condo and single family